4th Election District

Arthur Murray Brown, et ux Peritionurs

* ZONING COMMISSIONER * OF BALTIMORE COUNTY

3rd Councilmanic District * Case No. 89-127-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 26 feet in lieu of the required 50 feet for a proposed garage addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. Gary A. Berger appeared and testified as a Protestant.

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. The testimony presented by Petitioners was in support of a matter of preference rather than of the necessity for the variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this William of October, 1988 that the Petition for Zoning Variance to permit a side yard setback of 26 feet in lieu of the required 50

NANCY ELIGN WAS HOUNDS HOLLOW CT (50' R/W) 82° 11' 21" 150.01 25° from C+ Front ot literating 10 EASEBUILT Tweel Drive EXIST DWE JAG PETITIONER'S EXHIBIT 1 54,040 scft 1.24 26 match Line #41 PLAT FOR ZONING YARIAME
OWNER- RATHUL & SARA JANE BLOW
DISTRICT 4 RB 39-87 RC5
EIECT DIST 4 BAITO COUNTY
SUBDIVISION YAITEY NINE
LOT 123 SECTION 2 SEA/6 1"-30"
Well & Sipty in RCV
of Property

feet for a proposed garage addition in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

> Zoning Commissioner for Baltimore County

PETITIO. FOR ZONING VAL INCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3. to permit a sideyard sethack

of 26' in lieu of the required 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

 Strict compliance with the request would unreasonably prevent the use of the property for a permitted purpose and/or render conformance unrecessarily burdensome. 2. The grant would substantial injustice to applicant as well as other property owners in district and a lesser relaxation that that applied for would give substantial relief. 3. Relief can be granted in such fashion that the spirit of the ordinance will be cheerved

and public safety and welfare secured.

ESTIMATED LENGTH OF HEARING (-1/2HR.) +1HR.

AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
OTHER

DATE 8/2/5%

REVIEWED BY: MAIK

motin Line

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT FROM: RECEIVED RECEIVED	under the penalties are the legal owner which is the subject Legal Owner(s): Arthur Murkay Br (Type or Print Name) Signature Sarajana Hyman F (Type or Print Name) Signature Address	Phone No. Hd 21117 Imber of legal owner, contative to be contacted
	Name Address	Phone No.
		172h
of	that the subject matter of this per county, in two newspapers of generosted, and that the public hearing be room 106, County Office Building day of	eral circulation through- e had before the Zoning in Towson, Baltimore

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

October 28, 1988

Mr. & Mrs. Arthur Murray Brown 1 Hounds Hollow Court Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE SW/Corner of Hounds Hollow Court and Hunting Tweed Drive (1 Hounds Hollow Court) 4th Election District - 3rd Councilmanic District

Arthur Murray Brown, et ux - Petitioners

Dear Mr. & Mrs. Brown:

Case No. 89-127-A

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Very truly yours, J. ROBERT HAINES Zoning Commissioner for Baltimore County

cc: Mr. Gary A. Berger 3 Hounds Hollow Court Owings Mills, Maryland 21117

People's Counsel

File

Dennis F. Rasmussen

ZONING DESCRIPTION

Beginning on the southwest side of Hounds Hollow Court 150 feet wide at the distance of 355 feet south of the centerline of Hounds Hollow Court following Hunting Tweed Road being, District 4, subdivision Valley Hills Lot 123 Section 2 Zoned RC 5.

Arthur M. Brown 1 Hounds Hollow Court Owings Mills, Maryland 21117

> 89-127-4 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland		
District 4 th. Posted for: Variance	Date of Posting September 2.2.1285	
Posted for: Variance Arthur Murra		
Location of property SW Carren Ho Da. C. Hounds Hollow	y Brown, et up unds Hollow Court and Iwad. Court	
Location of Signer In front of # 1	Housed's Hollow Court	
Posted by S.J. Grata Signature	Date of return September 23, 1988	

CERTIFICATE OF PUBLICATION

NOTICE OF HEATING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeate Avenue in Towson, Maryland as fol-Hearing Date: Thursday, Oct. 13, 1988 at 9:00 a.m. \$ 35.63 Variance to permit a sideyard setback of 26' in Seu of the required 50 feet. In the event that this Petition is issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each successive weeks, the first publication appear-

THE JEFFERSONIAN,

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines Zoning Commissione

494-3353

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-127-A SW corner Hounds Hollow Court and Hunting Tweed Drive (1 Hounds Hallow Court) 4th Election District - 3rd Councilmanic Petitioner(s): Arthur Murray Brown, et ux HEARING SCHEDULED: THURSDAY, OCTOBER 13, 1988 at 9:00 a.m.

Variance to permit a sideyard setback of 26' in lieu of the required 50 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County cc: Mr. Mrs. Bhown

89-127-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this ______ day of ______, 1988 .

ZONING COMMISSIONER

Petitioner Arthur M. Prown, et ux Petitioner's Attorney

Received by: tomes E. hven
Chairman, Zoning Plans
Advisory Committee

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 2i204 494-3353

J. Robert Haines Zoning Commissioner

Date: 7/22/88

Mr. & Mrs. Arthur Murray Brown 5 Hounds Hollow Court Owings Mills, Maryland 21117

Res Petition for Zoning Veriance Case Number: 89-127-A

post set(s), there each set not

Date October 12, 1988

Dear Mr. & Mrs. Brown:

Please be advised that 16.26 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zonie Office, County Office Building Page 1917 and post(s) to the Zonie Office, County Office

BALTIMORE COUNTY, MARYLAND DFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director FROM Office of Planning and Zoning

SUBJECT Zoning Petition Nos. 89-120-A (Valley Ltd.); 89-122-A (C. Weiner); 89-125-A (Crist); 89-127-A (Brown); 89-129-A (Lewis); 89-130-A (Reeder); 89-131-A (Markert); 89-132-A (Sunderland); 89-134-X (Zink)

The Office of Planning and Zoning has no comment on the above listed projects.

1 Hourds Hollow Ct 21117 1 HOUNS HOLLOW (- 8117

FLEASE PRINT CLEARLY

3 Hounds Hollow Ct. Gary A. Cerger Owings Mills, Md. 21117

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Arthur Murray Brown, et ux

Dennis F. Rasmussen County Executive

Location: SW corner of Hounds Hollow Ct. and Hunting Tweed Drive Item No.: 41

Zoning Agenda: Meeting of 8/16/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at __

EXCEEDS the maximum allowed by the Fire Department.

 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safety Code," 1976 edition

() 6. Site plans are approved, as drawn.

prior to occupancy.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Of Joseph Sold Special Inspection Division

Noted and Approved:

Planning Group

Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

1 Hounds Hollow Point Owings Mills, Maryland 21117

Dear Mr. & Mrs. Brown:

Bureau of

Industrial Development

Bureau of Engineering Department of Traffic Engineering State Roads Commission

Health Department Project Planning Building Department Board of Education Zoning Administration Mr. & Mrs. Arthur M. Brown

RE: Item No. 41 - Case No. 89-127-A

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Petitioner: Arthur M. Brown, et ux

Petition for Zoning Variance

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Janus E. Dyalde JAMES E. DYER Chairman

Zoning Plans Advisory Committee

JED:dt

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 465 Towson, Maryland 21204 494-3554

September 1, 1988

Dear Mr. Haines;

Mr. J. Robert Haines

Zoning Commissioner

Towson, MD 21204

County Office Building

The Bureau of Traffic Engineering has no comments for items number 41, 42, 44, 45, 46, 47, and 48.

Very Truly Yours,

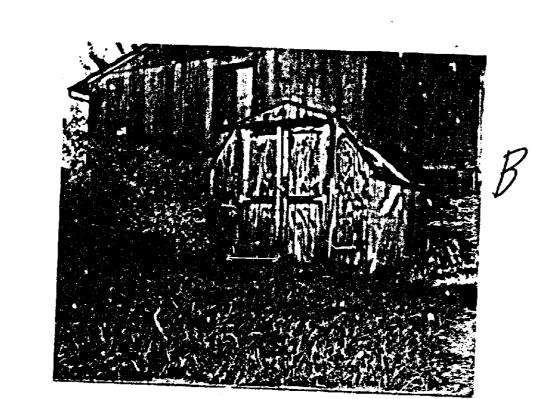
Stephen E Weber, P.E. Assistant Traffic Engineer

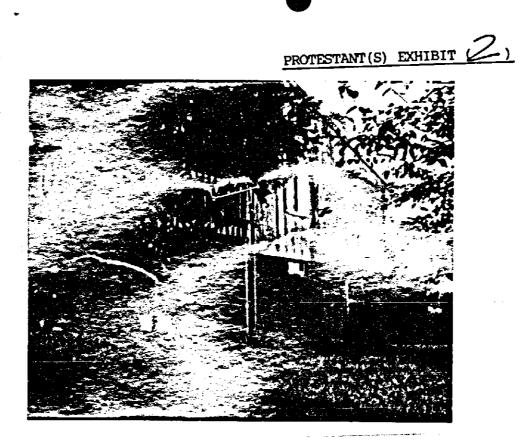
SEW/RF/saw

ZONE OFFICE

PROTESTANT(S) EXHIBIT (









PROTESTANT(S) EXHIBIT (

